

**Washington State Department of Corrections  
Major Project Status Report to OFM  
December 2009**

**Agency Number:** 310

**Agency:** Department of Corrections

**Project Number:** 98-2-011

**Institution:** Coyote Ridge Corrections Center (CRCC)

**Project Title:** DESIGN AND CONSTRUCT MEDIUM SECURITY FACILITY

**Bill Reference(s):** Laws of 2003, Chapter 26, Section 246

Laws of 2005, Chapter 488, Section 252

Laws of 2006, Chapter 371, Section 124

Laws of 2007, Chapter 520, Section 2054

Laws of 2008, Chapter 328, Section 2014

Laws of 2009, Chapter 497, Section 2041

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**Project Description:** This project expanded the existing 600-bed, minimum camp, Coyote Ridge Corrections Center (CRCC), located in Connell, by constructing 2,048 medium-security beds along with associated support space and infrastructure. The 2005 Legislature authorized the Department of Corrections (DOC) to add 1,280 medium-security beds at CRCC. To provide additional beds, the 2006 Legislature provided funding to construct two more housing units, increasing the project to 1,792 beds. Then the 2007 Legislature provided funding to complete the project with the addition of the last 256-bed housing unit. The Department is completing the project as a single-phase 2,048-bed medium security facility.

Off-site work installed a new access road, new gas and electric service, and new water and sewer service from the city of Connell. In addition to extending utilities to the site, DOC and the city agreed to expand Connell's water supply and sewage treatment plant to meet the needs of the increasing offender population. Proactive planning by DOC and Connell several years ago reserved DOC's water rights to ensure an adequate water supply for the expansion.

This project utilized the alternative public works method of Design-Build contracting. The Request for Proposals (RFP) encouraged the Design-Build firms to propose construction materials and methods to maximize economies and efficiencies. The RFP allowed many different construction materials, providing that the proposed construction met the specified security requirements.

**Square feet:** 578,398

**Scope Changes:** The 2006 Legislature approved \$50,000,000 for two additional 256-bed, medium-security housing units, ancillary support space, and the infrastructure necessary to support the additional beds. Then DOC included the increased scope of work by addendum within the original Request for Proposals (RFP). The RFP due date remained the same; however, the additional design and construction work extended the project by six (6) months.

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The 2007 Legislature approved \$13.7 million for the construction of the final 256-bed Housing Unit. Because this unit is a duplication of the other three hybrid housing units, DOC issued a change order to the Design-Builder for the work. Due to several cost-saving initiatives, DOC proposed to the 2008 Legislature and received approval to transfer \$12.2 million to the WSP North Close Project.

The Office of Financial Management issued a contract to DOC for the installation of Green Power Generation equipment (solar panels) on the roof of the Warehouse. The Department issued a change order for approximately \$870,226 to the Design-Builder for the installation of this system.

The project included construction of Correctional Industries (CI) space. At the time the RFP was developed, CI had not yet identified what industries to locate at Coyote Ridge. The RFP required the Design-Builder to construct a building shell for CI. The Department identified two CI programs in October 2006, calling for the design and construction of a Satellite Food Factory and CI Laundry operation in the building. The Design-Builder completed design for the tenant improvements to accommodate the Food Factory and Laundry. Then DOC executed a change order with the Design-Builder to construct these tenant improvements. The Design-Builder was required to bid competitively for sub-contractor work for the tenant improvements.

In addition to the tenant improvements to the CI Building, the Warehouse required additional dry storage, cooler, and freezer space, so DOC issued a change order to the Design-Builder to make these changes to accommodate the food factory as well as the textile industry that will occupy the CI Building.

In early 2009, DOC identified the need for additional ammunition storage and a pedestrian shelter. The Department is completing this work as a Small Works Roster project.

Later in 2009, DOC identified textile manufacturing as the third industry for the CI Building. The Department is doing the tenant improvements needed for the textile operations as a traditional design-bid-build project.

**Project Total Cost:**

Phase	Biennium	Appropriation	Amount
Land	01-03	A44R	\$ 25,336
Land	01-03	F25	\$ 562,521
Land	05-07	A44R	\$ 53,703
Land	05-07	H00	\$ 273,936
Land	09-11	H00R	\$ 37,292
Pre-Design/EIS	97-99	A44	\$ 274,352
Pre-Design/EIS	99-01	A44R	\$ 460,578

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<b>Pre-Design/EIS</b>	01-03	A44R	\$ 33,117
<b>Pre-Design/EIS</b>	01-03	F25	\$ 169,908
<b>Pre-Design/EIS</b>	03-05	A44B	\$ 102,789
<b>Pre-Design/EIS</b>	05-07	A44R	\$ 653,798
<b>RFP/Construction QA</b>	05-07	H00	\$ 2,844,090
<b>RFP/Construction QA</b>	07-09	H00R	\$ 1,821,276
<b>RFP/Construction QA</b>	09-11	H00R	\$ 207,357
<b>Design/Build</b>	05-07	H00	\$ 83,418,682
<b>Design/Build</b>	05-07	A44R	\$ 73,029
<b>Design/Build</b>	07-09	H00R	\$ 122,129,171
<b>Design/Build</b>	07-09	I00	\$ 15,867
<b>Design/Build</b>	07-09	OFM	\$ 870,227
<b>Design/Build</b>	09-11	H00R	\$ 19,325
<b>Construction</b>	07-09	H00R	\$ 7,728,462
<b>Construction</b>	07-09	I00	\$ 322,151
<b>Construction</b>	09-11	H00R	\$ 1,860,948
<b>Construction</b>	09-11	I00	\$ 400,649
<b>Other</b>	97-99	A44	\$ 37,600
<b>Other</b>	99-01	A44R	\$ 49,689
<b>Other</b>	01-03	A44R	\$ 24,180
<b>Other</b>	01-03	F25	\$ 22,537
<b>Other</b>	03-05	A44B	\$ 49,009
<b>Other</b>	05-07	A44R	\$ 70,307
<b>Other</b>	05-07	H00	\$ 1,548,739
<b>Other</b>	07-09	H00R	\$ 5,893,290
<b>Other</b>	09-11	H00R	\$ 1,217,432
<b>Other</b>	09-11	I00	\$ 541,333
<b>Total</b>			<b>\$ 233,812,680</b>

**Schedule:**

	<b>Budget Schedule</b>	<b>Actual/Forecast</b>	<b>Variance (Weeks)</b>
<b>Pre-Design Complete</b>	10/15/00	10/15/00	0
<b>Start Design</b>	8/15/05	8/15/05	0
<b>Facility Expansion Design-Build Bid Date</b>	4/15/06	5/15/06	4
<b>Notice to Proceed</b>	8/15/06	5/15/07	39
<b>50 Percent Complete</b>	9/15/07	7/15/07	-9

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<b>Substantial Completion</b>	10/31/08	12/31/08	9
<b>Final Acceptance</b>	12/31/08	5/31/09	22
<b>Administrative Bldg Bid Date</b>	10/23/08	10/23/08	0
<b>Notice to Proceed</b>	11/20/08	11/20/08	0
<b>50 Percent Complete</b>	2/1/09	2/1/09	0
<b>Substantial Completion</b>	4/19/09	4/28/09	1
<b>Final Acceptance</b>	6/19/09	6/19/09	0
<b>Pedestrian Shelter &amp; Ammunition Storage Bid Date</b>	5/7/09	5/7/09	0
<b>Notice to Proceed</b>	6/1/09	6/1/09	0
<b>50 Percent Complete</b>	7/15/09	7/15/09	0
<b>Substantial Completion</b>	9/1/09	9/4/09	0
<b>CI Textile Tenant Improvements Bid Date</b>	5/28/09	5/28/09	0
<b>Notice to Proceed</b>	6/11/09	6/11/09	0
<b>50 Percent Complete</b>	8/13/09	8/13/09	0
<b>Substantial Completion</b>	10/15/09	11/5/09	3

**Project Status and Discussion of Critical Path for Construction:** The Design/Build project was very successful. In order to facilitate the completion of punch list items and a few construction items in the Food Factory, DOC and the design/builder agreed to extend the substantial completion date by 92 days. This allowed punch list work to proceed without the need for DOC to initiate the security measures required inside a prison environment. The Department began populating the facility during the first week of February 2009, as originally planned.

The Department intentionally delayed the construction of the Administrative Building addition to ensure adequate funds to complete the project. When it became clear that the funds were available, DOC led separate design-bid-build contracts for this work. Except for a granted 10-day weather delay, the contractor completed the project on time.

The ammunition storage building, pedestrian shelter and the CI textile tenant improvements projects have reached substantial completion.

Following completion, DOC submitted the project to the *United States Green Building Council* (USGBC) for LEED® Certification. On October 29, 2009, DOC received notification that CRCC

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received a LEED® Gold certification for the entire campus of 21 buildings. This is the first prison campus in the US to receive any kind of a LEED® certification.

The city of Connell has completed the necessary water system improvements and expansion to their wastewater treatment plant. The city is completing the upgrade to their sewage lift station before all improvements are complete.

**Contract Award History:**

<b>A/E Agreement</b>	<b>Amount</b>	<b>Construction Contract</b>	<b>(Excluding Sales Tax)</b>
<b>Siting/Pre-Design Agreements</b>	\$ 1,236,385		
<b>Bridging Documents (RFP)</b>	\$ 110,700	<b>Facility Expansion (Design-Build) Bid Award Amount</b>	\$ 159,928,525
<b>QA/QC Amendments</b>	\$ 2,864,357	<b>Change Orders*</b>	\$ 30,909,740
<b>Pending Changes</b>	\$ 0	<b>Pending Changes</b>	\$ 0
<b>Total</b>	<b>\$ 2,975,057</b>	<b>Total</b>	<b>\$ 190,969,458</b>
<b>Current Design Contingency</b>	\$ 0	<b>Off-Site Utilities Amount</b>	\$ 6,123,017
<b>Testing</b>	\$ 933,481	<b>Pending Changes</b>	\$ 0
		<b>Total</b>	\$ 6,123,017
<b>Off-Site Design &amp; CA Agreements</b>	\$ 963,942	<b>Administrative Bldg Addition Bid Award Amount</b>	\$ 1,022,700
		<b>Pending Changes</b>	\$ 0
		<b>Total</b>	\$ 1,022,700
		<b>Pedestrian Shelter &amp; Ammunition Storage</b>	\$ 54,090
		<b>Pending Changes</b>	\$ 0
		<b>CI Textile Tenant Improvements</b>	\$ 463,313
		<b>Pending Changes</b>	\$ 0
		<b>Current Construction Contingency</b>	\$ 0

\* The project has had two major scope changes; the addition of the final housing unit (\$11,600,000) and the warehouse addition and tenant improvements for Correctional Industries (\$12,000,000). Only one change order for \$50,000 for an omission to the RFP documents.

**Potential for Project Cost Overruns/Claims: None**

**Discussion of Project Quality:** This project earned national recognition as a model Design-Build process resulting in excellent quality and construction. The project team focused on ensuring successful management of quality control and quality assurance. The Design-Build team immediately corrected the few deficiencies found. The designer, testing firm, building department, subcontractors, and owner's representatives all provide oversight and assistance to ensure proactive identification of potential problems and deal with them before they become issues.

**Project Photographs:** See below.

**Coyote Ridge Corrections Center Site  
July 11, 2009**

